



COMMUNITY DEVELOPMENT
PLANNING DIVISION
301 W. CHESTNUT
planning@rogersar.gov
(479) 621-1186

**MEETING DATE
OCTOBER 6, 2020**

TO: PLANNING COMMISSION
DEVELOPMENT REVIEW COMMITTEE

RE: **STAFF SUMMARY REPORT
LARGE-SCALE DEVELOPMENT PLANS – THE GREENS ON BLOSSOM WAY PHASE II**

STAFF: ELIZABETH JOHNSON, PLANNER III
KRISTIFIER PAXTON, DEVELOPMENT COMPLIANCE MANAGER

REQUEST DETAILS

PROJECT NAME:	The Greens On Blossom Way Phase II
ADDRESS/LOCATION:	3217 S 28 th Place
PROPOSED USE:	Multifamily Residential
CURRENT ZONING:	RMF-23B (Residential Multifamily, 23 units per acre, rentals), Overlay District, DCP
CGM GROWTH DESIGNATION:	Commerce Corridor
APPLICANT/REPRESENTATIVE:	Crafton Tull – Daniel Ellis
PROJECT OWNER/DEVELOPER:	The Greens at Blossom Way – Hugh Jarrett
PROPERTY OWNER:	The Greens at Blossom Way – Hugh Jarrett
NATURE OF REQUEST:	Approval of Large-Scale Development Plans
AUTHORITY:	Chapter 14, Article III, Rogers Code of Ordinances

SUMMARY

This request is to allow the construction of a 25,623-SF apartment complex addition and paved parking lot on 11.8± acres. The proposed development plans meet all City requirements (except for requested waivers) and have been forwarded to the Planning Commission for approval per Sec. 14-230(b). See STAFF REVIEW for additional findings.

Community Development recommends approval of this request subject to the following actions:

1. Approve a **VARIANCE** from Sec. 14-703(f)(1)(a) to increase the maximum building height from 35' to 41'9".
2. Approve a **VARIANCE** from Sec. 14-703(f)(2)(a) to reduce the front setback from 30' to 15'.
3. Approve a **VARIANCE** from Sec. 14-285(3) from the requirement to provide Overlay District trees no farther than 25' from the right-of-way at a 20' spacing.
4. Approve a **WAIVER** from Sec. 3.3.2 of the Drainage Criteria Manual to match the crowns of the pipe elevations when the downstream pipe is larger.
5. Approve a **WAIVER** from Sec. 14-608 requiring a 70-ft right-of-way along a Collector Street, which would require an additional 5-ft of right-of-way along this route.
6. Approve a **WAIVER** from Sec. 14-482(b)(6) from requiring a 10' sidepath along Bellview Rd and allow the sidewalk and greenspace as proposed by the applicant.

STAFF REVIEW

ENGINEERING REVIEW

1. ACCESS MANAGEMENT:

The applicant's proposal meets the City of Rogers' Access Management requirements.

2. STORMWATER MANAGEMENT:

The applicant requests a **WAIVER** from Sec. 3.3.2 of the Drainage Criteria Manual to match the crowns of the pipe elevations when the downstream pipe is larger. This is due to the elevation of the existing elevation of the downstream storm pipe that the applicant is tying into.

3. WATER QUALITY:

The applicant proposes water quality standards to be met using an extended wet detention basin that will store and drain the 2-year storm event within 12-15 hours (per WQ Section 4.2.1) via the pond's (east) composite outlet structure. The outlet structure features 4-4-inch low-flow orifices (1268.00') that releases the 2-year storm event over a ~14 hour period.

4. FLOODPLAIN MANAGEMENT:

No portion of the project is located within a Special Flood Hazard Area (SFHA). The project is located in Zone "X" (unshaded).

5. MASTER STREET PLAN IMPROVEMENTS:

a) Street Pavement and Condition:

- i) S 28th Place street pavement is in good physical condition, and the applicant proposes the addition of street parking.
- ii) Bellview Road improvements at the round-about along this route are planned by the City of Rogers. The applicant is dedicating additional right-of-way, however, improvements are to be completed by the City.

b) Connectivity Standards:

Connectivity standards are not applicable on this site due to the location of ArDOT right-of-way to the north.

c) Streetscape:

i) Right-of-Way:

- 1) S 28th Place is a 60-ft right-of-way along a Collector Street. The applicant requests a **WAIVER** from Sec. 14-608 requiring a 70-ft right-of-way along a Collector Street, which would require an additional 5-ft of right-of-way along this route. The applicant, in coordination with staff recommendations, has proposed dedication of a 13-ft Recreation Easement along the north side of the street in-lieu of street dedication to include a 10-ft trail along S 28th Place.
- 2) Bellview Road right-of-way width varies. Bellview road right-of-way is partially a City of Rogers right-of-way, and in part becomes an ArDOT right-of-way. The varying right-of-way width includes additional right-of-way that is being dedicated for the round-about to be built in the future.

ii) Sidewalks & Sidepaths:

- 1) The applicant requests a **WAIVER** from Sec. 14-482(b)(6) from requiring a 10' sidepath along Bellview Rd. The typical street section calls for a minor arterial road to have 6 ft. of greenspace and a 10-ft. sidepath. The applicant is asking for a variance to provide a 6 ft. sidepath due to the proximity to the existing trail system and the 10-ft. sidepath on the other side of Bellview Rd.

d) Trails:

No trails are required nor proposed other than the 10-ft sidepath along S 28th Place.

e) Streetlights:

The applicant proposes new street lights along Bellview Road to be coordinated with the Assistant City Engineer prior to final stamped approval. The street lights along S 28th Place are existing.

f) Street Trees:

The applicant's proposal meets street tree requirements.

6. RECOMMENDATIONS:

- a) Approve a **WAIVER** from Sec. 3.3.2 of the Drainage Criteria Manual to match the crowns of the pipe elevations when the downstream pipe is larger. Staff agrees with the hardship presented.
- b) Approve a **WAIVER** from Sec. 14-608 requiring a 70-ft right-of-way along a Collector Street, which would require an additional 5-ft of right-of-way along this route. The 13-ft Recreation Easement along the north side of the street in-lieu of

street dedication to include a 10-ft trail along S 28th Place will be sufficient to allow the trail use and increase the usable area by the City of Rogers. If this were to be a right-of-way dedication only, the street parking and trail would not be able to be completed in the additional right-of-way.

7. Approve a **WAIVER** from Sec. 14-482(b)(6) from requiring a 10' sidepath along Bellview Rd and allow the sidewalk and greenspace as proposed by the applicant. Staff agrees that due to the proximity to the existing trail system on the opposite side of Bellview, and also the location of the bridge and ArDOT right-of-way, that this would be an appropriately sized option.

PLANNING REVIEW

1. LAND USE:

a) Use Definition:

"Multifamily Residential" is defined as "buildings that have three (3) or more dwelling units that share common walls, floors, ceilings, or open space on a site," (Sec. 14-695(b)(1)(i)).

b) Zoning Compliance:

The proposed project is in compliance with R-MF zoning regulations.

c) CGM Compliance:

The proposed project aligns with the purpose, character, and goals of the Commerce Corridor Growth Designation.

2. DEVELOPMENT STANDARDS:

The proposed development plans conform to all development standards required by Sec. 14-703 and Article III with the exception of any requested waivers and/or variances.

a) Building Disposition:

The applicant requests a **VARIANCE** from Sec. 14-703(f)(1)(a) to increase the maximum building height from 35' to 41'9". The applicant also requests a **VARIANCE** from Sec. 14-703(f)(2)(a) to reduce the front setback from 30' to 15'. All other setback and height requirements have been met.

b) Building Design:

N/A

c) Parking & Loading:

All vehicle and bicycle parking requirements have been met.

d) Screening & Transitions:

All screening requirements have been met.

e) Landscaping:

The applicant requests a **VARIANCE** from Sec. 14-285(3) from the requirement to provide Overlay District trees no farther than 25' from the right-of-way at a 20' spacing. All other landscaping requirements have been met.

3. RECOMMENDATIONS:

a) Approve Large-Scale Development Plans subject to the following actions:

- i. Approve a **VARIANCE** from Sec. 14-703(f)(1)(a) to increase the maximum building height from 35' to 41'9". In order to have an increased building height, you must have an additional two feet of setback for every one additional foot of height. The applicant is unable to meet this requirement, which is why they are requesting this variance. This project is surrounded by other phases of this multifamily development, the interstate, and a farm. This height increase will likely have little to no impact on surrounding properties.
- ii. Approve a **VARIANCE** from Sec. 14-703(f)(2)(a) to reduce the front setback from 30' to 15'. The applicant requests to bring the buildings closer to the front setback to provide a more pedestrian friendly feeling that is similar to the nearby Uptown Regional Center. The only adjacent property that this variance would impact, would be the development across the street, which is also The Greens at Blossom Way. This request is consistent with what was shown on the approved Density Concept Plan.
- iii. Approve a **VARIANCE** from Sec. 14-285(3) from the requirement to provide Overlay District trees no farther than 25' from the right-of-way at a 20' spacing. The applicant requests this variance due to there already being a large existing tree canopy along the Overlay District road. The applicant requests to move the trees farther into the site so that all of the site can have a substantial tree canopy.

OTHER REVIEWS

The proposed development plans have been reviewed by the City of Rogers Risk Reduction Division and Rogers Water Utilities (see Tab 2 for RWU conditional approval letter). All projects are made available for review by franchise utilities, Benton County 911 Administration, and other affected agencies per Sec. 14-227.

DIRECTOR'S COMMENTS

1. Agree with recommendations.



JOHN C. MCCURDY, Director
Community Development

SUGGESTED MOTIONS

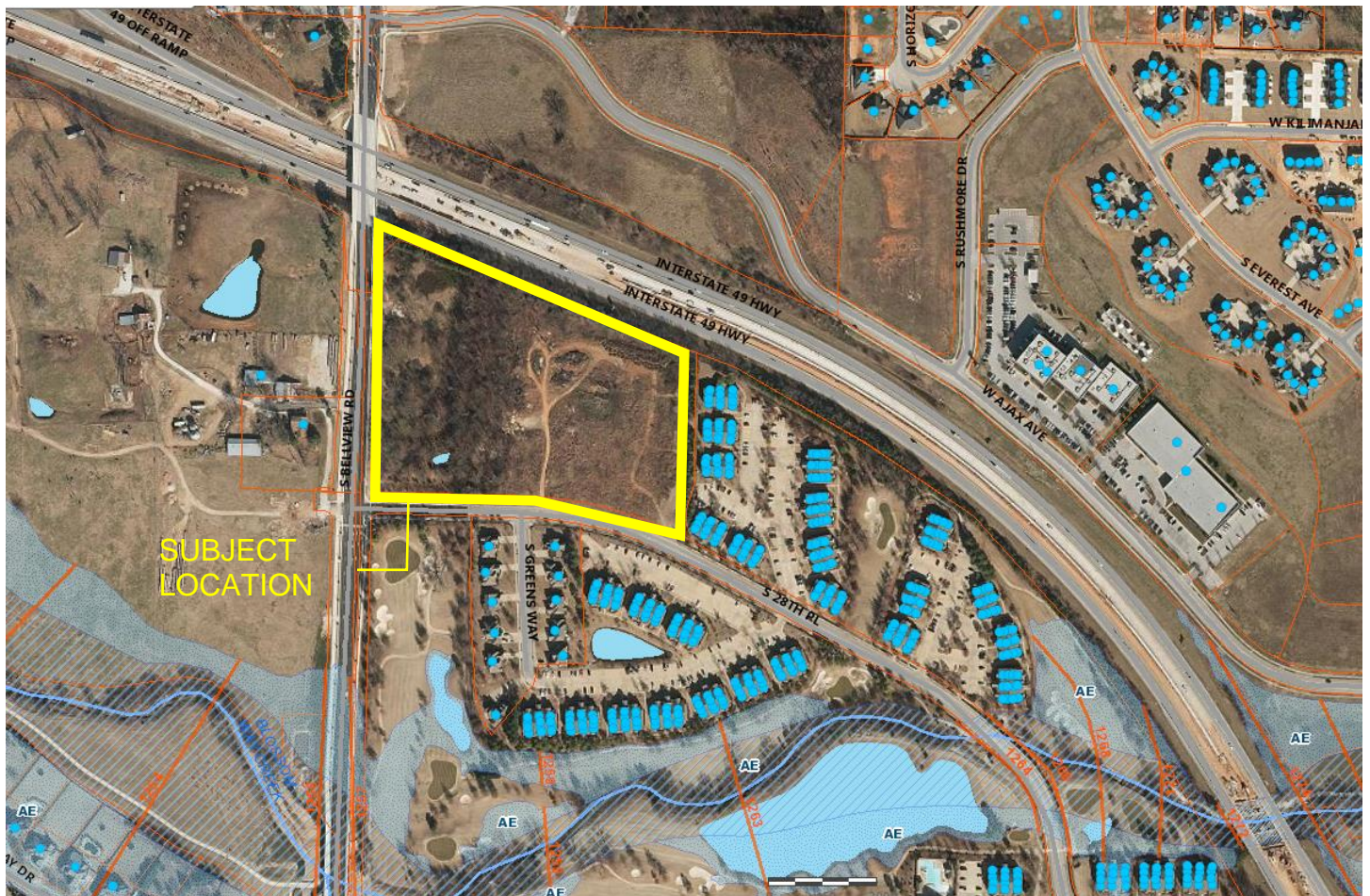
1. IF APPROVING:
Move to approve the request as presented.
2. IF APPROVING SUBJECT TO OTHER ACTIONS:
Move to approve the request subject to [conditions, contingencies, waivers/variances].
3. IF DENYING:
Move to deny the request as presented.
4. IF TABLING:
Move to table the request [indefinite or date certain].

TABS

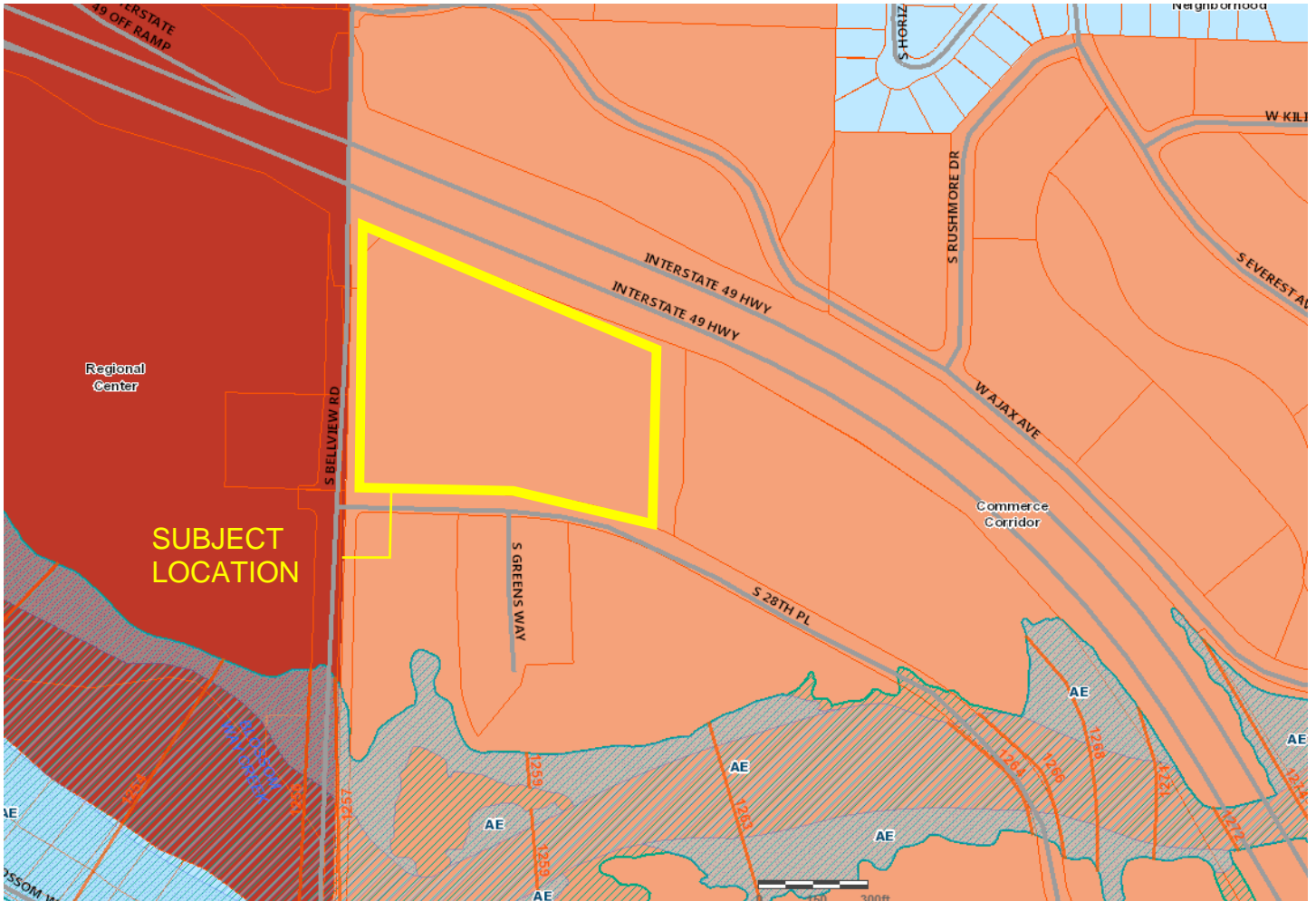
1. Vicinity maps (aerial, zoning, CGM)
2. RWU conditional approval letter
3. Waiver and/or variance request letter
4. Large-Scale Development Plans (cover, site, utility, landscape)

TAB 1

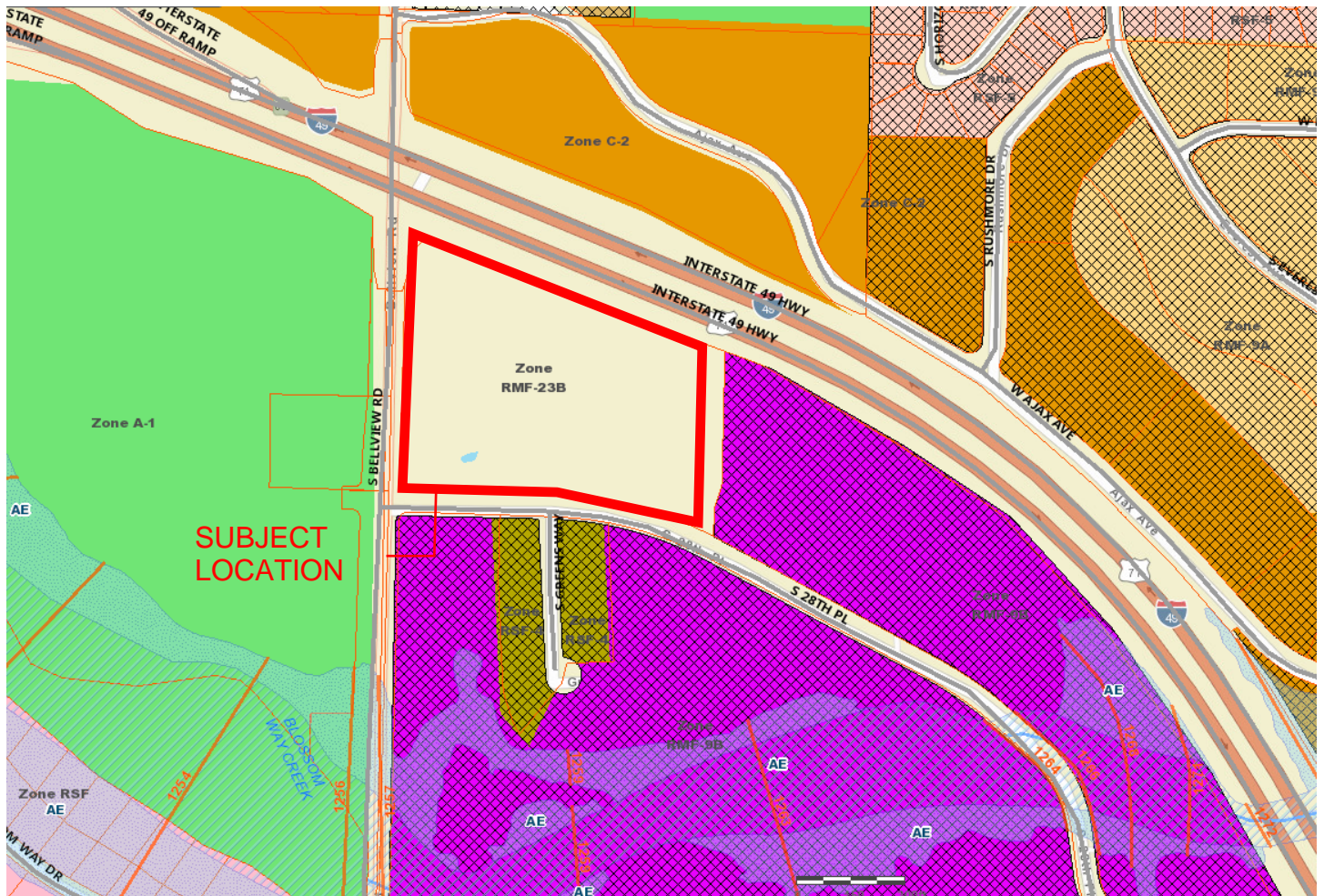
AERIAL VICINITY MAP



CGM VICINITY MAP



ZONING VICINITY MAP





September 2, 2020

Mr. Daniel Ellis, PE
Crafton Tull-Civil
901 North 47th Street, Suite 200
Rogers, AR 72756

Re: Conditional Approval of Civil Plans
The Greens on Blossomway Ph. 2

Dear Mr. Ellis:

We have reviewed the plans that were received for the referenced project and are approving them with the following conditions:

Utility Plan

1. Additional easement is needed which was missed on the previous review. Provide a utility easement for the small portion of property that will allow for the future extension of the proposed 12" main to the west. (There is a gap between the existing easement and the proposed easement.) Also, provide 7.5' minimum from the centerline of the future 12" water main that will extend to the west and the edge of the easement that is shown in close proximity to it. Provide 5' of horizontal separation between the 12" valve stubbed to the west and the electric conduit that it parallels. Also line up the future route around the nearby junction box with 5' of clearance.
2. Adjust the easement in front of Building 8 so that it is centered on Fire Hydrant Line #7. You also show many valves in curbing. While we realize that the symbols are out of scale, you might want to clarify that valves will not be placed in the curb and fire hydrants and meters are to be located a minimum of 3' behind curbing. Locate fire hydrants far enough back in the islands to remove any 2" 90° bends on the public side of 2" service lines.
3. Show an additional 18" butterfly valve on the east end of the proposed cross on Water Line 1 and remove the 8" fire hydrant valve from the south end of the cross. The 8" fire hydrant valve at the cross location will not be necessary since the fire hydrant line can be isolated without it.
4. Depict the location of proposed street lights. Maintain 5' minimum separation from water and sewer mains and services.
5. The electric transformer symbol shown on the plans doesn't reflect what is shown in the Legend for that transformer symbol.

Storm Sewer Plan & Profile

6. There is a sanitary sewer main crossing missing from the Storm Sewer Line 2 profile.

Sanitary Sewer Main Plan & Profile

7. There is a storm sewer crossing missing from the Sanitary Sewer Line 1 profile.
8. The station shown for MH 1-1 is incorrect on the Sewer Line 3 profile. Service Line 6 indicates a 0' diameter manhole which should probably be a clean-out. Specify metal clean-out lids in paved areas.

Water Main Plan & Profile

9. Specify a Tapping Sleeve at the beginning of Water Line 1 instead of a tee on the Water Line 1 profile.

Fire Line Plan & Profile

10. There is a sanitary sewer main crossing missing from the Fire Line 1 profile.

Preconstruction Meeting

11. The following must be submitted prior to scheduling a pre-construction meeting:
 - A. The utility contractor must be licensed by the State of Arkansas in the Underground Piping, Cable, Trenching, Boring Specialty Class or as a Municipal Utility Contractor. A copy of the contractor's license must be submitted if the contractor has not worked recently within the Utility's service area.
 - B. One copy of the revised plans for review.
 - C. Written approval from the Arkansas Department of Health.
 - D. Fire suppression plans approved by the Utility if applicable.
 - E. A signed copy of the enclosed Special Contract for Facilities Extensions. Please note and bring to the attention of your client that access fees and impact fees are defined in the contract and must be delivered to the Utility before water service will be established.
 - F. A copy of the executed contract between the developer or general contractor and the utility contractor.
 - G. Performance and payment bonds executed by the utility contractor.
 - H. Two full-sized copies and two half-sized copies of the approved plans submitted at the pre-construction meeting.

Approval of this project is void if construction is not started within one year of the date affixed hereto.

Sincerely,

Stephen T. Ponder, PE

SP:DG



August 28, 2020

Lori Ericson
City of Rogers
Planning Administrator
301 W. Chestnut
Rogers, AR 72756

RE: Variance Request – Greens on Blossomway Phase II
Crafton Tull Job No. 03104302
CityView Project No. PL202000400

I am writing this letter to request the following variances in regards to the Greens at Blossom Way Phase II LSDP.

1. A variance to allow a building height greater than 35 ft. without increasing the required building setbacks. Per Sec. 14-703(f)(1)(a), the maximum building height in R-MF zoning is 35 ft., Any building taller than 35 ft. requires 2 feet of additional building setback for each additional vertical foot, up to 75 ft. Due to the proximity to other multi-family structures with increased heights, as well as, commercial developments along the I-49 and Bellview Road corridors, the buildings' heights will not change the overall view on S. 28th Place.
2. A variance to reduce the front building setback. Per Sec. 14-703(f)(2)(a), the minimum front building setback in R-MF zoning is 30 ft. We are requesting to reduce the building setback to 15 ft. By moving the buildings closer to the street right-of-way and including a 10 ft. wide trail with landscaping, we are providing a pedestrian-friendly building frontage along 28th St. that mimics the Uptown area nearby.
3. A variance from the required landscape areas along the I-49 Interstate corridor as called out in Chapter 14, Division 4, Section 14-285, (3). This states the trees must be planted along this corridor within the overlay 25' overlay buffer area. In this particular case there is existing and significant tree canopy overhang within this overlay greenspace. The extent of the existing canopy is indicated on both the site plans and planting plans. Therefore, we would like to plant these required trees in the lawn area as indicated on the planting plans to extend the tree canopy into our site as the new trees mature in the future. This would in effect deepen the buffer area along I-49.
4. A variance from the typical 10' sidepath along Bellview Rd. The typical street section calls for a minor arterial road to have 6 ft. of greenspace and a 10 ft. sidepath. We are asking for a variance to provide a 6 ft. sidepath due to the proximity to the existing trail system and the 10 ft. sidepath on the other side of Bellview Rd.
5. A variance from the Drainage Criteria Manual Section 3.3.2 that states, "whenever possible, match the crown of the pipe elevations when the downstream pipe is larger." In this case, we cannot meet the minimum slope requirements and match crowns based on the elevation of the existing downstream storm pipe we are tying into.



Crafton Tull

901 N 47th Street, Suite 400
Rogers, AR 72756

479.636.4838 (ph)
479.631.6224 (fax)

Thank you for your consideration in approving these variance requests. Should you have any questions, please contact us at your earliest convenience.

Sincerely,
Crafton Tull & Associates, Inc.



Reed Hill, E.I.
Project Engineer



September 30, 2020
City of Rogers
Community Development
301 W Chestnut St.
Rogers, AR 72756

Re: Waiver Request – Greens at Blossom Way Ph. 2
CityView Project #PL202000400
CTA Job No. 03104302

I am writing this letter to request the following waiver in regards to the new development, Greens at Blossom Way Ph. 2:

1. A waiver from **Sec. 14-608** requiring an 70ft right-of-way along a Collector Street S 28th Place is an existing 60 ft. right-of-way along a collector street. Sec. 14-608 would require an additional 5-ft of right-of-way along this route. In coordination with staff recommendations, we have proposed the dedication of a 13 ft. Recreation Easement along the north side of the street in-lieu of street dedication to include a 10 ft. trail along S. 28th Place.

Should you have any questions or concerns, feel free to contact us at your earliest convenience.

Sincerely,
Crafton Tull and Associates

Elizabeth Topping, E.I.

ROGERS, ARKANSAS

LARGE SCALE DEVELOPMENT PLANS - PL202000400

SYMBOLS

LINEWORK

SYMBOLS

LINEWORK


SITE STABILIZATION AND CERTIFICATION

CRAFTON TULL CANNOT CERTIFY THE SITE AS COMPLETE IN ORDER TO OBTAIN THE CERTIFICATE OF OCCUPANCY UNTIL ALL DISTURBED AREAS RELATED TO THE CONSTRUCTION OF THE PROJECT, BOTH ONSITE AND OFFSITE, HAVE BEEN STABILIZED PER THE PLANS AND SPECIFICATIONS AND ALL REQUIREMENTS SPELLED OUT IN PERMITS ISSUED BY THE STATE AND LOCAL AUTHORITIES HAVE BEEN MET.



- THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE ONLY FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS.
- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE DRAWINGS IS BASED ON A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE THERE IS NO EXISTING UTILITY EXPOSED ON THESE DRAWINGS. CRAFTON TULL ASSUMES NO RESPONSIBILITY REGARDING THE ACCURACY OF THE DEPICTED LOCATION(S) OF THE UNDERGROUND FACILITIES ON THESE DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ANY OTHER FACILITIES NOT SHOWN ON THESE DRAWINGS. CONTRACTOR SHALL VERIFY LOCATION OF ALL FACILITIES BEFORE BEGINNING WORK.
- IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING ALL SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT SHALL CONTINUOUSLY AND RELATIVELY NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN OR NEAR THE CONSTRUCTION SITE.
- THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICES, IS THE PROPERTY OF CRAFTON, TULL & ASSOCIATES, INC. AND IS NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CRAFTON, TULL & ASSOCIATES, INC.
- CONTRACTOR SHALL NOT CAUSE ANY LONG-TERM INCONVENIENCE TO THE PUBLIC, ADJACENT PROPERTY OWNERS, PEDESTRIANS, ETC. DURING CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL PROVIDE ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES DURING CONSTRUCTION.
- CONTRACTOR SHALL CONTACT THE ENGINEER FOR CLARIFICATION IF A DISCREPANCY OR INCONSISTENCY IS IDENTIFIED IN THE PLANS OR SPECIFICATIONS.
- CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL SHEETING, SHORING, AND SPECIAL EXCAVATION MEASURES REQUIRED ON THE PROJECT WHICH ARE NECESSARY TO CONFORM TO OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.
- ENGINEER OF RECORD SHALL OBSERVE THE INSTALLATION OF THE WATER & SEWER MAINS. BEYOND THAT SCOPE, CRAFTON TULL & ASSOCIATES, INC. (CTA) HAS NOT BEEN RETAINED BY THE OWNER FOR CONSTRUCTION ADMINISTRATION OR OBSERVATION SERVICES FOR THE WORK INDICATED ON THESE DRAWINGS. THEREFORE, CTA HEREBY DISCLAIMS ALL PARTIES INVOLVED THAT CRAFTON, TULL & ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY FOR THE INTERPRETATION, COORDINATION, OR ADMINISTRATION OF THESE DOCUMENTS AND/OR DEVIATIONS THEREOF. FURTHERMORE, CRAFTON, TULL & ASSOCIATES, INC. WILL NOT BE RESPONSIBLE FOR ANY EFFECTS THAT ANY CHANGES TO THESE DOCUMENTS MAY HAVE ON ANY RELATED TRADES, CONSTRUCTION SEQUENCES, OR OPERATION OF THE COMPLETED PROJECT EXCEPT AS SPECIFICALLY NOTED IN THE AGREEMENT BETWEEN CRAFTON, TULL & ASSOCIATES AND THE OWNER.
- ENERGIZED ELECTRICAL LINE SAFETY, WARNINGS, AND ADVANCED NOTICES:** ALL OWNERS, GENERAL CONTRACTORS, AND SUBCONTRACTORS ASSOCIATED WITH THIS PROJECT SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH, AND COMPLYING WITH, AND THE ENFORCEMENT OF ARKANSAS CODES AR ST § 11-5-307 AND § AR ST 11-5-308 AND ANY OTHER CURRENT STATE CODES PERTAINING TO ADVANCE NOTICE REQUIREMENTS AND FOR SAFETY OF ALL PERSONNEL, INCLUDING THE GENERAL PUBLIC, PERTAINING TO ANY WORK, MOVEMENT, AND ACTIVITY IN CLOSE PROXIMITY TO ANY ENERGIZED ELECTRICAL LINE.
- A CONTRACTORS LICENSE IS REQUIRED FOR PROJECTS EXCEEDING \$20,000.
- AN EASEMENT PLAT IS REQUIRED BEFORE CERTIFICATE OF OCCUPANCY.
- ALL CIVIL PLANS USED ON SITE MUST INCLUDE MOST CURRENT STAMP BY ROGERS PLANNING.
- IT IS THE RESPONSIBILITY OF THE ENGINEER OF RECORD TO INCLUDE ALL ITEMS REQUIRED BY ORDINANCE. CONTRACTOR SHALL VERIFY ALL ORDINANCE REQUIREMENT, THE ORDINANCE TAKES PRECEDENCE UNLESS A WAIVER OR VARIANCE HAS BEEN GRANTED.
- STOCKPILES WITH EXCESS CONSTRUCTION SITE MATERIALS, INCLUDING BUT NOT LIMITED TO EXCESS TOP SOIL STOCKPILES, MUST BE REMOVED FROM SITE PRIOR TO PROJECT COMPLETION. GRADING BEYOND THE APPROVED LIMITS IS PROHIBITED.
- IFC 2012 3301.1 - APPROVED VEHICLE ACCESS FOR FIRE FIGHTING SHALL BE PROVIDED TO ALL CONSTRUCTION OR DEMOLITION SITES. VEHICLE ACCESS SHALL BE PROVIDED TO WITHIN 100 FEET (30.480 MM) OF TEMPORARY OR PERMANENT FIRE DEPARTMENT CONNECTIONS. VEHICLE ACCESS SHALL BE PROVIDED BY EITHER TEMPORARY OR PERMANENT ROADS, CAPABLE OF SUPPORTING VEHICLE WEIGHTS. ALL PERMANENT ROADS SHALL BE MAINTAINED UNTIL PERMANENT FIRE APPARATUS ACCESS ROADS ARE AVAILABLE.
- BINDER COURSE ASPHALT OR CONCRETE PAVEMENT WILL BE INSTALLED BEFORE COMBUSTIBLES ARE ALLOWED ON SITE PER RFD RISK REDUCTION
- IFC 2012 3321.1 - AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE.
- IT IS THE RESPONSIBILITY OF THE ENGINEER OF RECORD TO INCLUDE ALL ITEMS REQUIRED BY ORDINANCE. IF APPROVED PLANS CONFLICT WITH ORDINANCE REQUIREMENTS, THE ORDINANCE TAKES PRECEDENCE UNLESS A WAIVER OR VARIANCE HAS BEEN GRANTED.
- STOCKPILES WITH EXCESS CONSTRUCTION SITE MATERIALS, INCLUDING BUT NOT LIMITED TO EXCESS TOP SOIL STOCKPILES, MUST BE REMOVED FROM SITE PRIOR TO COMPLETION. GRADING BEYOND THE APPROVED LIMITS IS PROHIBITED.

ZONING: R-MF 23B, OVERLAY DISTRICT

BUILDING SETBACK (R-MF): FRONT 15' (PER VARIANCE)
INTERIOR SIDE 10'
EXTERIOR SIDE 30'
REAR 30'

SITE INFORMATION:

SITE AREA: 11.8± ACRES (514,080 SQ. FT.)
PERVIOUS AREA: 5.4± ACRES (234,080 SQ. FT.) 45.5%
IMPERVIOUS AREA: 6.4± ACRES (279,928 SQ. FT.) 54.5%

OPEN SPACE: 5.4± ACRES (234,080 SQ. FT.) 45.5%
PARKING: 3.20± ACRES (139,376 SQ. FT.) 27.1%
BUILDING: 1.97± ACRES (85,645 SQ. FT.) 16.7%

BUILDING SIZE:

TYPE A: 8,541 SQ. FT. (PER FLOOR) 25,623 SQ. FT. TOTAL

BUILDING HEIGHT:

TYPE A: 41'-9" (3-STORY)

BUILDING USAGE: MULTI-FAMILY

FINISHED FLOOR ELEVATION: SEE GRADING PLAN

PROPERTY USAGE: MULTI-FAMILY

ADDRESS: 3217 S. 28TH PLACE (BUILDING 1)

SEE SITE PLAN FOR UNIT ADDRESSES

UNIT CALCULATIONS:

BUILDING A 27 UNITS: 10 BUILDINGS 270 UNITS (23 UNITS/ACRE)

BUILDING HEIGHT:

BUILDING A: 41'-9"

BUILDING STORIES:

BUILDING A: 3-STORY

BUILDING SQUARE FOOTAGE:

BUILDING A: 8,541 SQ FT (PER FLOOR) 25,623 SQ FT TOTAL

BEDROOM:

BUILDING A: 45 BEDROOMS PER BUILDING 450 TOTAL BEDROOMS

OWNER:

THE GREENS AT BLOSSOM WAY
A LIMITED PARTNERSHIP
HUGH JARRETT@LINDSEYMNGT.COM
1165 JOYCE BOULEVARD
FAYETTEVILLE, ARKANSAS

SITE ENGINEER:

CRAFTON TULL
DANIEL ELLIS P.E.
DANIEL.ELLIS@CRAFTONTULL.COM
901 N. 47TH ST., SUITE 200
ROGERS, AR 72756
479-636-4838

THIS PROPERTY IS NOT IN FLOOD ZONE "A" OR "AE", AND IS OUTSIDE THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBER 05007C0270K, EFFECTIVE DATE JUNE 5, 2012.

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, NO INDEPENDENT STUDY OF THE LIKELIHOOD OF FLOODING OF THE SURVEYED PROPERTY HAS BEEN DONE BY THE SURVEYOR AND NO OPINION OF FLOOD HAZARDS IS INCLUDED IN THIS SURVEY. THE FLOOD HAZARD ZONE BOUNDARIES SHOWN HEREON WERE SCALED FROM THE MAPS CITED AND ARE NOT THE RESULT OF INDEPENDENT COMPUTATION OR ANALYSIS.

Sheet List Table

SHEET NUMBER	SHEET TITLE
C-001	COVER SHEET
C-002	PROJECT CONTROL SHEET
C-003	DEMOLITION PLAN
C-101	OVERALL SITE PLAN (COLOR)
C-102	SITE PLAN A
C-103	SITE PLAN B
C-104	OVERALL UTILITY PLAN
C-105	UTILITY PLAN A (COLOR)
C-106	UTILITY PLAN B (COLOR)
C-107	OVERALL GRADING PLAN
C-108	GRADING PLAN A
C-109	GRADING PLAN B
C-110	GRADING - ENLARGED VIEW
C-111	PAVING PLAN (COLOR)
C-112	EROSION CONTROL - PHASE 1
C-113	EROSION CONTROL - PHASE 2
C-201	POND P&P
C-202	STORM SEWER LINE 1 P&P (COLOR)
C-203	STORM SEWER LINE 2 P&P (COLOR)
C-204	SANITARY SEWER LINE 1 P&P SHT 1 (COLOR)
C-205	SANITARY SEWER LINE 1 P&P SHT 2 (COLOR)
C-206	SANITARY SEWER LINE 2 P&P (COLOR)
C-207	SANITARY SEWER LINE 3 P&P (COLOR)
C-208	SANITARY SEWER SERVICE 1-3 P&P SHT 1 (COLOR)
C-209	SANITARY SEWER SERVICE 4-6 P&P SHT 2 (COLOR)
C-210	SANITARY SEWER SERVICE 7-9 P&P SHT 3 (COLOR)
C-211	SANITARY SEWER SERVICE 10 P&P SHT 4 (COLOR)
C-212	WATER LINE 1 P&P SHT 1 (COLOR)
C-213	WATER LINE 1 P&P SHT 2 (COLOR)
C-214	WATER LINE 2 P&P SHT 1 (COLOR)
C-215	WATER LINE 2 P&P SHT 2 (COLOR)
C-216	WATER LINE 3 P&P (COLOR)
C-217	FIRE HYDRANT 1-4 P&P (COLOR)
C-218	FIRE HYDRANT 5-8 P&P (COLOR)
C-219	FIRE LINE 1-3 P&P (COLOR)
C-220	FIRE LINE 4-6 P&P (COLOR)
C-221	FIRE LINE 7-8 P&P (COLOR)
C-222	FIRE LINE 9-10 P&P (COLOR)
C-501	EROSION CONTROL DETAILS SHT. 1
C-502	EROSION CONTROL DETAILS SHT. 2
C-503	EROSION CONTROL DETAILS SHT. 3
C-504	STANDARD DETAILS SHT 1
C-505	STANDARD DETAILS SHT 2
C-506	STANDARD DETAILS SHT 3
C-507	STANDARD DETAILS SHT 4
C-508	CITY OF ROGERS STANDARD DETAILS - SHT 1
C-509	CITY OF ROGERS STANDARD DETAILS - SHT 2
WD-1	RWU STANDARD WATER DETAILS - SHT 1
WD-2	RWU STANDARD WATER DETAILS - SHT 2
SD-1	RWU STANDARD SEWER DETAILS
ELEV	EXTERIOR ELEVATION - 24 UNIT
ELEV	EXTERIOR ELEVATION - 30 UNIT
L-100	TREE PRESERVATION PLAN
L-101	PLANTING PLAN
L-102	PLANTING PLAN A (COLOR)
L-103	PLANTING PLAN B (COLOR)
L-501	TREE PRESERVATION DETAILS
L-502	PLANTING DETAILS
LI-501	IRRIGATION DETAILS
LI-502	IRRIGATION DETAILS (2)

PART OF LOT 3 OF THE GREENS AT BLOSSOM WAY, AS PER PLAT RECORD 2006-1053 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 3 OF THE GREENS AT BLOSSOM WAY, ALONG THE NORTH LINE THEREOF THE FOLLOWING THREE COURSES: THENCE 86°56'31" 249.75 FEET; THENCE S65°37'10" 100.00 FEET; THENCE S89°42'00" 100.00 FEET; THE NORTHEAST CORNER OF SAID LOT 3; THENCE ALONG THE NORTH LINE THEREOF THE FOLLOWING THREE COURSES: THENCE S02°32'47" 36.372 FEET; THENCE S18°46'10" 68.10 FEET; THENCE S00°34'29" 78.08 FEET; TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE ALONG THE SOUTH LINE THEREOF THE FOLLOWING THREE COURSES: THENCE N89°59'23" 80.25 FEET; THENCE N42°52'26" 49.522 FEET; THENCE N02°23'14" 47.534 FEET; TO THE WEST LINE AND LONG CHORD OF N74°28'10" 45.222 FEET; THENCE ALONG SAID SOUTH LINE N87°09'23" 33.223 FEET; THENCE LEAVING SAID COURSE N03°58'10" 80.25 FEET; THENCE N03°58'10" 80.25 FEET; TO THE WEST LINE OF SAID LOT 3; THENCE ALONG THE WEST LINE THEREOF THE FOLLOWING FOUR COURSES: THENCE N02°23'14" 47.534 FEET; THENCE N19°01'15" 27.80 FEET; THENCE N02°25'26" 49.94 FEET; THENCE N64°52'33" 68.83 FEET TO THE POINT OF BEGINNING. BEING THE SAME AS THE COURSE AND DISTANCE OF THE FIRST AND LAST EASEMENTS OF RECORD OR NOT.

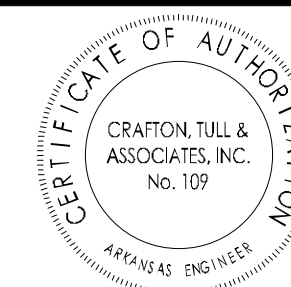
DESCRIPTION PROPOSED RIGHT OF WAY:

PART OF LOT 3 OF THE GREENS AT BLOSSOM WAY, AS PER PLAT RECORD 2006-1053 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

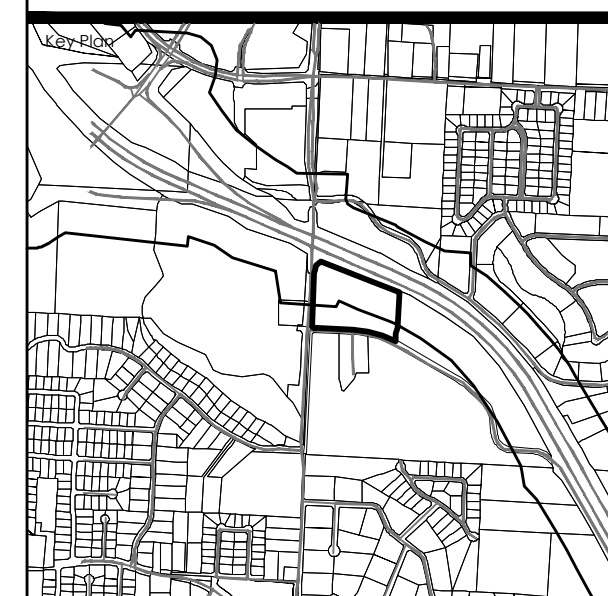
COMMENCING AT THE NORTHWEST CORNER OF LOT 3 OF THE GREENS AT BLOSSOM WAY; THENCE ALONG THE WEST LINE THEREOF THE FOLLOWING FOUR COURSES: THENCE S46°52'33" W 68.93 FEET; THENCE S02°25'26" W 49.94 FEET; THENCE S91°01'15" W 27.80 FEET; THENCE S02°23'14" W 47.54 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID WEST LINE S29°12'11" W 64.34 FEET; THENCE S35°58'10" E 80.25 FEET TO THE SOUTH LINE OF SAID LOT 3; THENCE ALONG SAID SOUTH LINE N87°09'23" W 75.72 FEET TO THE WEST LINE OF SAID LOT 3; THENCE ALONG SAID WEST LINE 39.07 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 25.00 FEET, AND A LONG CHORD OF N42°23'05" W 35.21 FEET; THENCE ALONG SAID WEST LINE N02°23'14" E 73.66 FEET TO THE POINT OF BEGINNING, CONTAINING 3735 SQUARE FEET, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.



Know what's **below**.
Call before you dig.



THE GREENS ON
BLOSSOM WAY
PHASE II
ROGERS, ARKANSAS

[illegible]

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PROJECT NO: 03104302
ISSUE DATE: 04-01-20
CONTACT: D. ELLIS
CHECKED BY:
ISSUED FOR REVIEW
No. 11825
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2011

COVER SHEET

C-001



C-101



UNIT CALCULATIONS:

1 BEDROOM:	90 UNITS (33.33%)
2 BEDROOM:	180 UNITS (66.67%)
TOTAL UNITS:	270 @ 23 UNITS PER ACRE

PARKING CALCULATIONS:

REQUIRED PARKING:	
MULTI-FAMILY:	3 SPACES FOR EACH 2 DWELLING UNITS
TOTAL:	270 UNITS X 1.5 = 405 STALLS
	405 PARKING STALLS
BIKE RACKS:	1 RACK PER 30 DWELLING UNITS
	270 UNITS/30 = 9 BIKE RACKS

PROVIDED PARKING:

STANDARD STALL:	389 PARKING STALLS
ADA STALL:	10 ADA STALLS
BIKE RACK:	10 BIKE RACKS
TOTAL STALLS:	399 PARKING STALLS

SITE INFORMATION:

SITE AREA	11.8± ACRES (514,008 SQ. FT.)
PERVIOUS AREA	5.3± ACRES (232,629 SQ. FT.) 45.3%
IMPERVIOUS AREA	6.5± ACRES (281,379 SQ. FT.) 54.7%

LEGEND (EXISTING SYMBOLS)

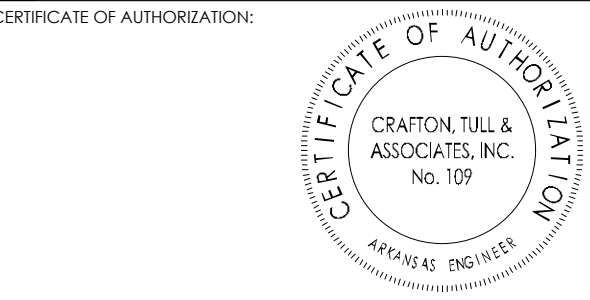
SYMBOLS	LINEWORK
○ FOUND IRON PIN	_____ CURB
○ LIGHT POLE	_____ RIGHT OF WAY
	_____ ROAD CENTERLINE

LEGEND (CONSTRUCT)

SYMBOLS	LINEWORK
● SET IRON PIN	===== CURB & GUTTER
● LIGHT POLE	===== BUILDING SET BACK
	===== RIGHT OF WAY
	===== PROPERTY LINE
	===== ROAD CENTERLINE
	===== FIRE LANE STRIPING

SITE NOTES

- THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS ONLY.
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY/STATE/FEDERAL REGULATIONS AND CODES AND OSHA STANDARDS.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
- ALL CURB DIMENSIONS AND RADII ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
- ALL PAVEMENT MARKINGS DIMENSIONS FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
- ALL CURB/SIDEWALK/HANDICAP RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR LOCAL RESTRICTIVE CODES, WHICHEVER IS MORE RESTRICTIVE.
- CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION START.
- CONTRACTOR SHALL MATCH NEW CURB AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
- CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.
- ALL HVAC AND OTHER MECHANICAL EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW.



**THE GREENS ON BLOSSOM WAY
PHASE II**
ROGERS, ARKANSAS



No.	Description	Date
1	CITY COMMENTS	08/11/20

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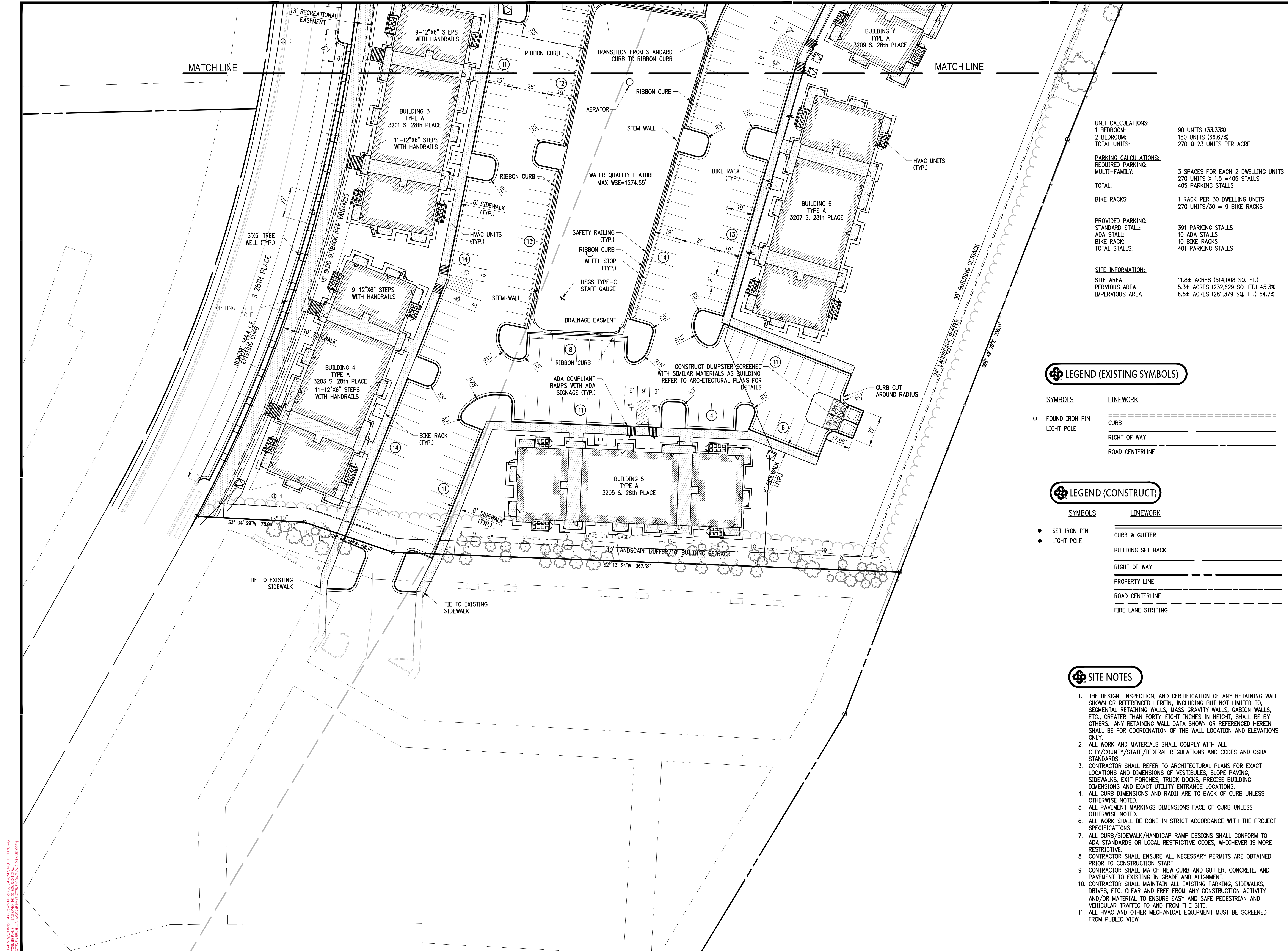
PROJECT NO: 03104302
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CONTACT: D. ELLIS
CHECKED BY: _____

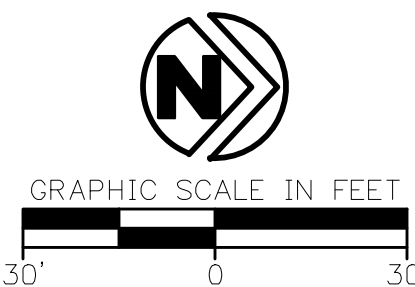
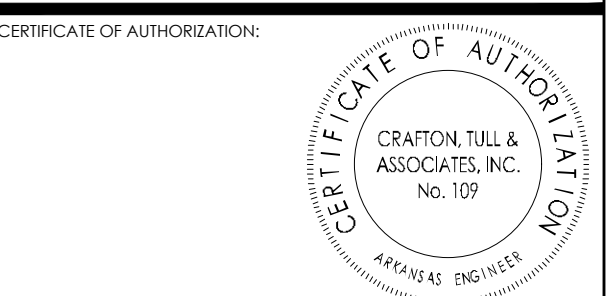
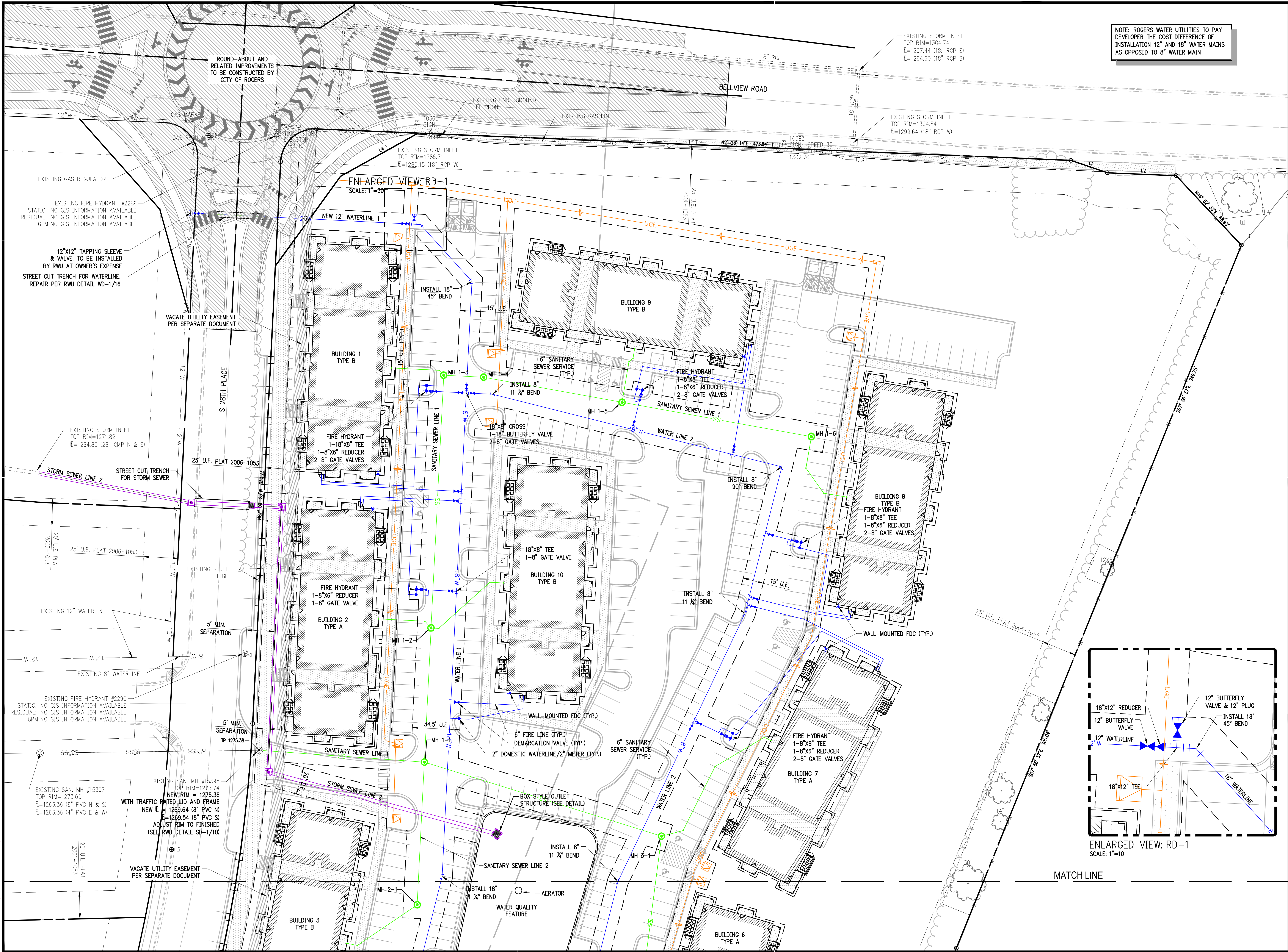
STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 11825
DANIEL P. ELLIS

ISSUED FOR REVIEW

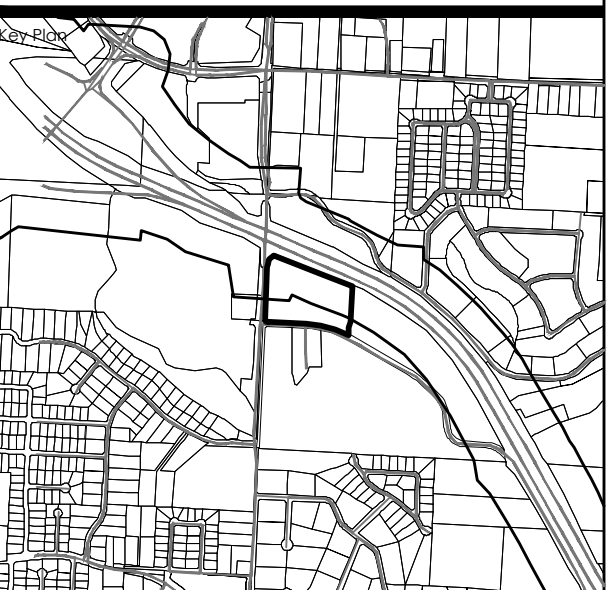
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C-103





THE GREENS ON
BLOSSOM WAY
PHASE II
ROGERS, ARKANSAS

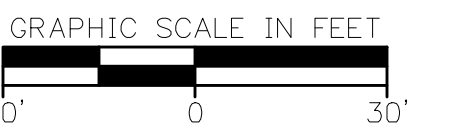


No.	Description	Date
1	CITY COMMENTS	08/11/20

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PROJECT NO: 03104302
ISSUE DATE: 04-01-20
CONTACT: D. ELLIS
CHECKED BY: **DANIEL P. ELLIS**
ISSUED FOR REVIEW

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September 1, 2020
UTILITY PLAN A (COLOR)



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STATE OF
ARKANSAS
★★★
REGISTERED
PROFESSIONAL
ENGINEER
★★★
No. 11825

September 1, 2020

NOTE: ROGERS WATER UTILITIES TO PAY DEVELOPER THE COST DIFFERENCE OF INSTALLATION 12" AND 18" WATER MAINS AS OPPOSED TO 8" WATER MAIN



MAINTENANCE NOTES

1. ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANTS THAT DIE SHALL BE REPLACED BY THE OWNER FOR A WARRANTY PERIOD OF THREE YEARS. A LETTER OF WARRANTY GUARANTEE FROM THE OWNER MUST BE PROVIDED TO THE CITY OF ROGERS FOR FINAL APPROVAL AND CERTIFICATE OF OCCUPANCY.
2. AFTER THE REQUIRED THREE YEAR WARRANTY PERIOD LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANTS THAT DIE SHALL BE REPLACED BY THE OWNER OF THE PROPERTY.
3. TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
4. HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
5. LIVING MATERIALS, SUCH AS LAWN, GRASS OR HERBACEOUS GROUND COVER LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED.

LANDSCAPE NOTES

1. CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO STARTING ANY WORK. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE ONE-CALL SYSTEM. ALL UTILITY LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE AND ARE BASED ON SURVEY INFORMATION, SITE DEVELOPMENT PLANS, UTILITY RECORDS, ETC.
2. ALL PLANT MATERIAL SHALL BE NURSERY GROWN. THE SIZE AND GRADING SHALL MEET OR EXCEED THE LATEST EDITION OF AMERICAN STANDARDS FOR NURSERY STOCK PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
3. ALL ENTRANCE/EXIT PLANTINGS SHALL BE INSTALLED AND MAINTAINED TO PROVIDE CLEAR SIGHT DISTANCE FROM THE STREETS AND THE ENTRANCE/EXIT LOCATIONS.
4. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING REQUIRED SHRUBS AND TREES PER CITY LANDSCAPE ORDINANCE OR UNTIL PROJECT IS TURNED OVER AND ACCEPTED BY OWNER.
5. NO CHANGES TO THE PLANT SCHEDULE ARE ALLOWED WITHOUT APPROVAL OF THE OWNER, LANDSCAPE ARCHITECT AND CITY. SUBSTITUTED PLANTS SHALL MEET THE SAME CRITERIA REGARDING TYPE, SIZE AND FUNCTION AS THOSE PLANTS SHOWN ON THE PLAN.
6. ALL LAWN AREAS ARE TO RECEIVE 4" OF TOPSOIL TO FINAL GRADE. ALL SHRUB AREAS SHALL RECEIVE 6" OF TOPSOIL, AND THE SOIL SHALL BE AMENDED TO ENHANCE FAVORABLE GROWING CONDITIONS. ALL EXISTING SOD/WEEDS SHALL BE REMOVED FROM PLANTING BED AREAS. ALL SHRUB BEDS SHALL BE EXCAVATED, TILLED, AND AMENDED TO A DEPTH OF AT LEAST 12".
7. ALL PLANT BEDS SHALL BE TREATED WITH A WEED BARRIER AND A MINIMUM OF 3" DOUBLE GROUND SHREDDED HARDWOOD MULCH. TREES NOT LOCATED IN PLANT BEDS SHALL RECEIVE A MULCH SAUCER PER DETAIL.
8. ALL TREES AND SHRUBS SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS PROVIDED.
9. ALL SHRUBS AND TREES SHALL BE TREATED WITH 13-13-13 TIME RELEASE FERTILIZER UPON COMPLETION OF THEIR INSTALLATION.
10. ALL DISTURBED AREAS NOT TO RECEIVE PLANTINGS SHALL BE SODDED.
11. AT A MINIMUM, SOD SHALL BE INSTALLED ON 3:1 SLOPES AND GREATER AND AN EIGHTEEN INCH (18") STRIP OF SOD SHALL BE INSTALLED BEHIND ALL CURBS AND ADJACENT TO ALL SIDEWALKS AND ENTRY WALKS.
12. ALL SOD ON 4:1 SLOPES OR GREATER SHALL BE STAPLED IN PLACE.
13. LANDSCAPE IRRIGATION SYSTEM IS TO BE CONSTRUCTED. LANDSCAPE CONTRACTOR TO CONFIRM LOCATION OF PLANNED IRRIGATION LINES WITH THE IRRIGATION CONTRACTOR PRIOR TO PLANT BED AND PLANT INSTALLATION.
14. ALL TREES MUST BE PLANTED AT LEAST 10' FROM ANY UNDERGROUND UTILITIES, DRAINAGE STRUCTURES, AND DRAINAGE LINES. LINES MUST BE FIELD LOCATED TO INSURE THERE IS NO CONFLICT.
15. NO PLANTINGS SHALL BE WITHIN 10' OF THE DOORS OF GROUND MOUNTED TRANSFORMERS AND ELECTRICAL GEAR.
16. PLANTINGS IN EXCESS OF MINIMUM REQUIREMENTS MAY NOT BE REDUCED ONCE APPROVED BY PLANNING COMMISSION.

PLANTING REQUIREMENTS

SITE LANDSCAPE REQUIREMENTS	
TOTAL PLANTS REQ'D:	514,008 SF/2000 = 257 TOTAL TREES & SHRUBS
SITE TREES REQ'D:	257 * 25% = 64 TOTAL SITE TREES REQ'D
	• MAX # ORNAMENTALS: 64 * 25% = 16 ORNAMENTALS
	• MIN # EVERGREENS: 64 * 10% = 6 EVERGREENS
SITE SHRUBS REQ'D:	257 * 75% = 193 TOTAL (5 GAL) SHRUBS REQ'D
ADDITIONAL LANDSCAPE REQUIREMENTS	
MITIGATION TREES REQ'D:	(SEE TREE PRES. PLAN) = 4 MITIGATION TREES
STREET TREES REQ'D:	1597 LF/30 = 53 STREET TREES
OVERLAY TREES REQ'D:	886 LF/20 = 44 OVERLAY TREES*
	(*COUNT TOWARD TOTAL SITE REQUIREMENT)
TOTAL TREES & SHRUBS REQUIRED/PROVIDED	
SITE TREES:	64 (INCLUDES 44 OVERLAY TREES)
STREET TREES:	53
MITIGATION TREES:	4
	121 TOTAL TREES REQUIRED/138 TREES PROVIDED
SHRUBS:	193 TOTAL SHRUBS REQUIRED/196 SHRUBS PROVIDED

SITE INFORMATION:

CURRENT ZONING:		BUILDING SETBACKS:	
PUD - OVERLAY DISTRICT		R-MF:	
PROPOSED ZONING:		FRONT = 30'	
R-MF 23B		INTERIOR SIDE = 15'	
BUILDING USE:		SIDE = 30'	
MULTI-FAMILY RESIDENTIAL		REAR = 65'	
UNIT CALCULATIONS:		90 UNITS (33.33%)	
1 BEDROOM:		180 UNITS (66.67%)	
2 BEDROOM:		270 @ 23 UNITS PER ACRE	
TOTAL UNITS:			
PARKING CALCULATIONS:		3 SPACES FOR EACH 2 DWELLING UNITS	
REQUIRED PARKING:		270 UNITS X 1.5 = 405 STALLS	
MULTI-FAMILY:		405 PARKING STALLS	
TOTAL:			
BIKE RACKS:		1 RACK PER 30 DWELLING UNITS	
		270 UNITS/30 = 9 BIKE RACKS	
PROVIDED PARKING:		391 PARKING STALLS	
STANDARD STALL:		10 ADA STALLS	
ADA STALL:		10 BIKE RACKS	
BIKE RACK:		401 PARKING STALLS	
TOTAL STALLS:			
SITE INFORMATION:		11.8± ACRES (514,008 SQ. FT.)	
SITE AREA		5.3± ACRES (232,628 SQ. FT.) 57.3%	
PERVIOUS AREA		6.5± ACRES (281,379 SQ. FT.) 42.7%	
GREENSPACE AREA			
OPEN SPACE		4.08± ACRES (177,569 SQ. FT.) 34.6%	
PARKING		3.20± ACRES (139,376 SQ. FT.) 27.1%	
BUILDING		1.97± ACRES (85,645 SQ. FT.) 16.7%	

901 N. 47th St., Suite 200
Rogers, Arkansas 72756

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CERTIFICATE OF AUTHORIZATION:
CRAFTON TULL & ASSOCIATES, INC.
No. 109
ARCHITECT, ENGINEER

GRAPHIC SCALE IN FEET
40' 0 40'

THE GREENS ON BLOSSOM WAY
PHASE II
ROGERS, ARKANSAS

No. Description Date
1 CITY COMMENTS 08/11/20

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PROJECT NO: 03104302
ISSUE DATE: 04-01-20
CONTACT: D. ELLIS
CHECKED BY:
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LANDSCAPE ARCHITECT
RICHMOND WILLIAMS
No. 5026
STATE OF ARKANSAS

09/01/2020

PLANTING PLAN

L-101

Arkansas One Call

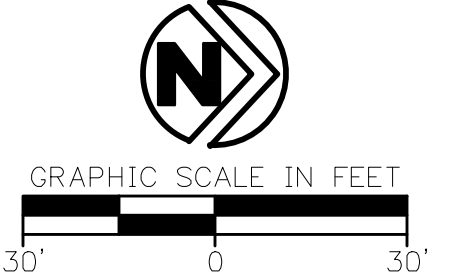
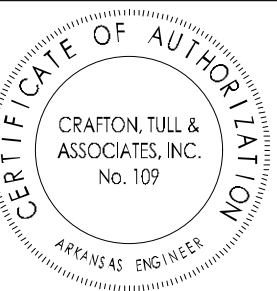
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Call before you dig.

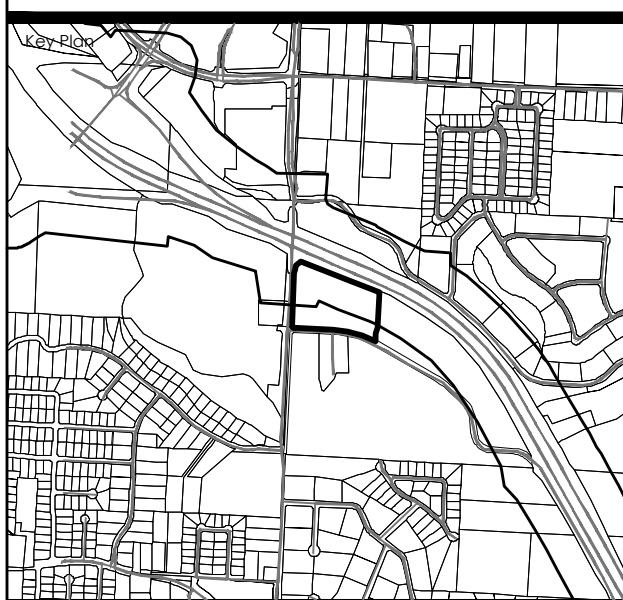


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Arkansas One Call
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THE GREENS ON
BLOSSOM WAY
PHASE II
ROGERS, ARKANSAS



No.	Description	Date
1	CITY COMMENTS	08/11/20

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ISSUE DATE: 04-01-20
CONTACT: D. ELLIS
CHECKED BY: *[Signature]*
ISSUED FOR REVIEW
No. 5026
STATE OF ARKANSAS

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09/01/2020
PLANTING PLAN A (COLOR)

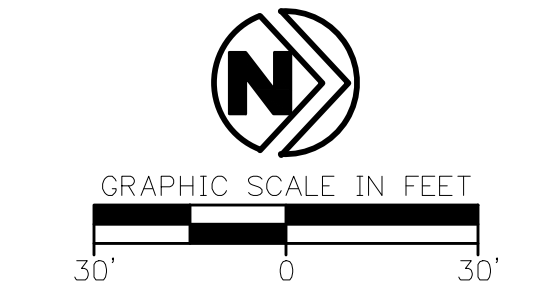
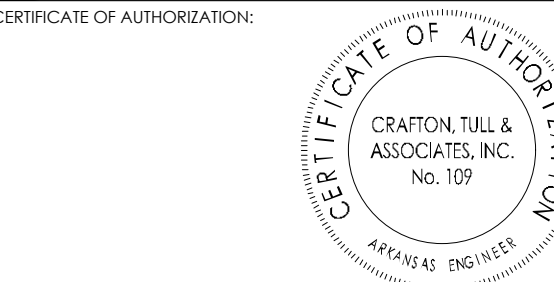
MATCH LINE

MATCH LINE

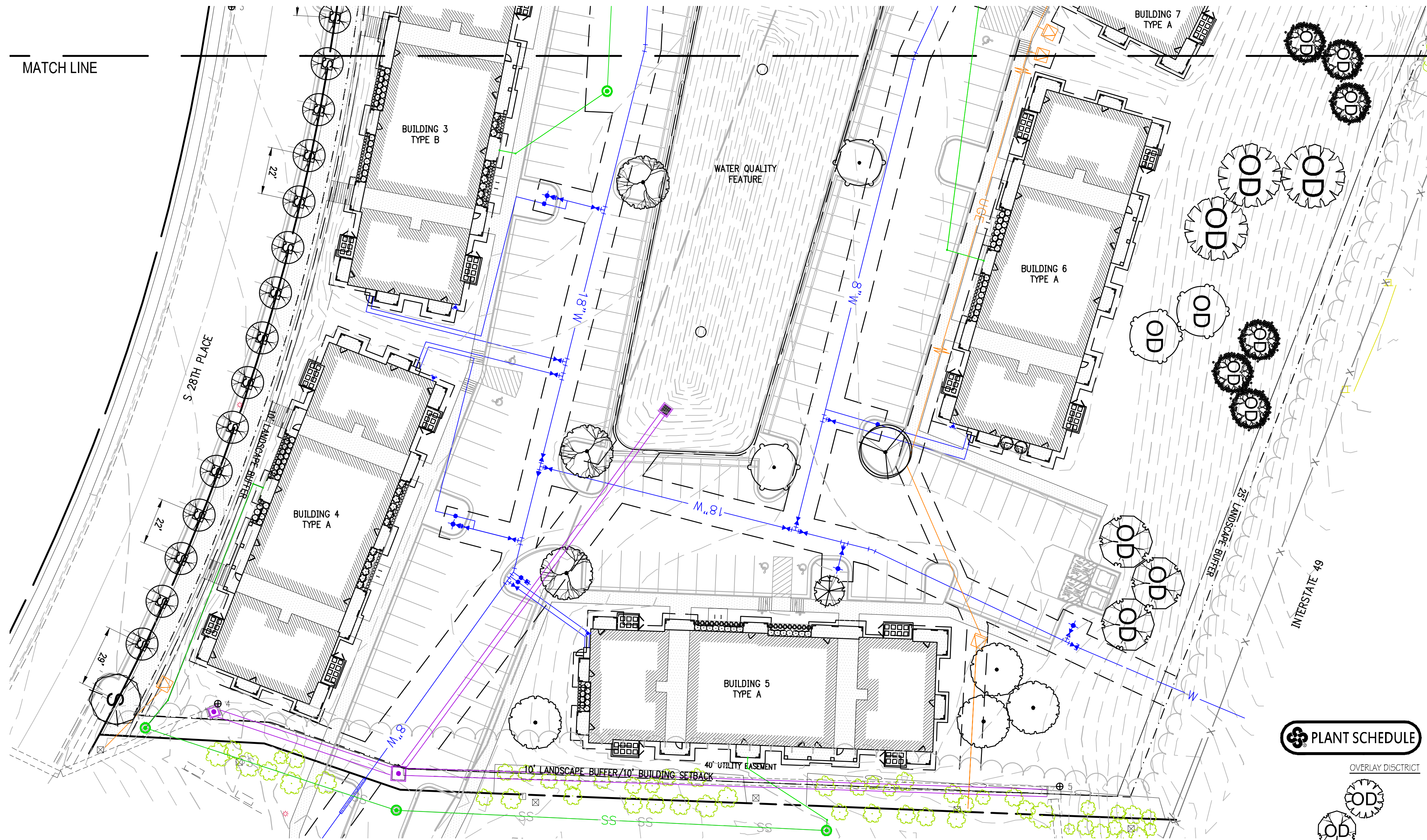
Arkansas One Call



Know what's below.
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THE GREENS ON
BLOSSOM WAY
PHASE II
ROGERS, ARKANSAS



PLANT SCHEDULE

OVERLAY DISTRICT

QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
9	CATALPA BIGNONIODES 'NANA' / SOUTHERN CATALPA DECIDUOUS SHADE	B + B	2.5' CAL	10' HT MIN
3	GINKGO BILOBA 'GOLDSPIRE' / FASTIGIATE MAIDENHAIR TREE DECIDUOUS SHADE MALE SPECIES ONLY	B + B	2.5' CAL	10' HT MIN
8	LIRIODENDRON TULIPIFERA / TULIP TREE DECIDUOUS SHADE	B + B	2.5' CAL	10' HT MIN
12	PINUS ECHINATA / SHORT LEAF PINE EVERGREEN	B + B	2.5' CAL	10' HT MIN
5	QUERCUS NUTTALLII / NUTTALL OAK DECIDUOUS SHADE	B + B	2.5' CAL	10' HT MIN
4	TAXODIUM DISTICHUM / BALD CYPRESS DECIDUOUS CONIFER	B + B	2.5' CAL	10' HT MIN
3	ULMUS PARVIFOLIA 'ALLEE' / ALLEE ELM DECIDUOUS SHADE	B + B	2.5' CAL	10' HT MIN

STREET TREES

QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
15	ACER PALMATUM 'BLOODGOOD' / BLOODGOOD MAPLE	B + B	2.5' CAL	8'-10' HT.
4	CERCIS CANADENSIS / REDBUD ORNAMENTAL	B + B	2' CAL	8' HT. MIN.
5	PISTACIA CHINENSIS / CHINESE PISTACHE	B + B	2.5' CAL	10' HT MIN
11	PRUNUS X YEDOENSIS / YOSHINO CHERRY	B + B	2' CAL	8' HT. MIN.
18	QUERCUS COCCINEA / SCARLET OAK	B + B	2' CAL	10' HT MIN
QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	SPREAD
51	AZALEA GLENN DALE HYBRID 'FASHION' / FASHION AZALEA	3 GAL	18" HT. MIN.	15" SPREAD MIN.
204	HYPERICUM CALYCEINUM / CREEPING ST. JOHN'S WORT	3 GAL	12" HT. MIN.	12" SPREAD MIN.
178	ITEA VIRGINICA 'HENRY'S GARNET' / HENRY'S GARNET SWEETSPICE	5 GAL	18" HT. MIN.	15" SPREAD MIN.
62	JUNIPERUS CONFERTA 'GOLDEN PACIFIC' / GOLDEN PACIFIC JUNIPER	3 GAL	6" HT. MIN.	18" SPREAD MIN.
148	LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LILYTURF	1 GAL		
43	TAXUS X MEDIA 'DENSIFORMIS' / DENSE YEW	3 GAL	18" HT. MIN.	18" SPREAD MIN.
18	VIBURNUM X RHYTIDOPHYLLOIDES 'ALLEGHANY' / ALLEGHANY VIBURNUM	7 GAL	30" HT. MIN.	15" SPREAD MIN.

APPROVED STREET TREES

50' tall ≥4' from curb or sidewalk	30-50' tall ≥3' from curb or sidewalk	<20' tall ≥2' from curb or sidewalk
<ul style="list-style-type: none">* Fruitless Kentucky Coffee TreeGinkgo (male only)* HackberryJapanese Zelkova (Green Vase)Lacebark Elm (Allee)Littleleaf Linden (Greenspire)London planetreeOak<ul style="list-style-type: none">* Black* Northern RedShingle* Shumard* Southern Red* Swamp WhiteWhite* Willow* River Birch* Shortleaf PineSilver Linden* Sugarberry (Sugar Hackberry)Turkish Filbert	<ul style="list-style-type: none">* American HornbeamAmerican HollyChinese PistacheEnglish OakHawthornsKousa DogwoodPersian IronwoodNellie Stevens hollyPossumhaw* Scarlet OakThornless Honeylocust (Shademaster)* Yellowwood	<ul style="list-style-type: none">* American SmoketreeAmur MapleCrabappleHedge MapleMagnolia (Little Gem)Nellie Stevens hollyPossumhaw* RedbudShadlow serviceberryYaupon Holly

* - DENOTES A NATIVE SPECIES
() - DENOTES A RECOMMENDED VARIETY

- SHALLOW ROOTED TREES SUCH AS MAPLE, ASH, SWEETGUM, TULIP TREE, PIN OAK AND POPLAR SHALL NOT BE PLANTED WITHIN 10' OF A CURB OR SIDEWALK.
- USE OF ANY TREE NOT SHOWN ON THIS LIST REQUIRES APPROVAL BY CITY STAFF.
- CRITERIA FOR TREES SHALL MATCH THOSE SHOWN IN THE LARGE SCALE DEVELOPMENT ORDINANCE SECTION 14-256.
- TREE SPACING SHALL BE 30' FOR TREES LESS THAN 20' TALL, 40' FOR TREES 30-50' TALL AND 50' FOR TREES 50' OR TALLER OR AS REQUIRED BY ORDINANCE 18-259. TREE HEIGHTS ARE MATURE TREE HEIGHTS.
- ONLY TREES ON THE <20' TALL LIST MAY BE USED WITHIN 20' OF OVERHEAD UTILITIES OR WITHIN 10' OF UNDERGROUND UTILITIES.
- TREES SHALL NOT BE PLANTED WITHIN 20' OF LIGHT POLE.
- TREES SHALL BE CENTERED IN THE GREENSPACE.



CITY OF ROGERS
301 WEST CHESTNUT STREET
ROGERS, ARKANSAS 72756
(479) 621-1186

TYPICAL STREET SECTIONS

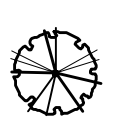
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NOT TO SCALE

OCTOBER 18, 2016

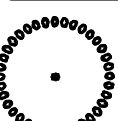
PLANT SCHEDULE

DECIDUOUS ORNAMENTAL



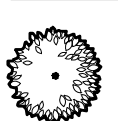
QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
3	CERCIS CANADENSIS 'OKLAHOMA' / OKLAHOMA REDBUD ORNAMENTAL	B + B	2.5' CAL	8' HT. MIN.

DECIDUOUS SHADE TREE



QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
2	ACER SACCHARUM 'AUTUMN FEST' / SUGAR MAPLE SHADE	B + B	2.5' CAL	10' HT MIN
2	ACER TRUNCATUM / SHANTUNG MAPLE SHADE	B + B	2.5' CAL	10' HT MIN
2	GINKGO BILOBA 'GOLDSPIRE' / FASTIGIATE MAIDENHAIR TREE SHADE MALE SPECIES ONLY	B + B	2.5' CAL	10' HT MIN
6	LIRIODENDRON TULIPIFERA / TULIP TREE SHADE	B + B	2.5' CAL	10' HT MIN
1	NYSSA SYLVATICA / SOUR GUM SHADE	B + B	2.5' CAL	10' HT MIN
10	PLATANUS X HISPANICA / LONDON PLANE TREE SHADE	B + B	2.5' CAL	10' HT MIN
5	ULMUS PARVIFOLIA 'ALLEE' / ALLEE ELM SHADE	B + B	2.5' CAL	10' HT MIN

EVERGREEN TREES



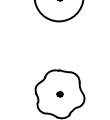
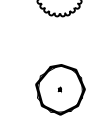
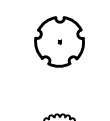
QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
6	MAGNOLIA GRANDIFLORA 'LITTLE GEM' / DWARF SOUTHERN MAGNOLIA	B + B	2.5' CAL	10' HT MIN

MITIGATION TREES



QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
4	QUERCUS SHUMARDII / SHUMARD RED OAK SHADE	B + B	2.5' CAL	8'-10' HT.

SHRUBS



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PROJECT NO: 03104302
ISSUE DATE: 04-01-20
CONTACT: D. ELLIS

CHECKED BY:
ISSUED FOR REVIEW

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PLANTING PLAN B (COLOR)

L-103